

EFFINGHAM COUNTY
FINAL PLAT SUBMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____
Date Reviewed: _____ Reviewed by: _____

Name of Subdivision Rain Dance Phase 2

Name of Applicant/Agent Toss Allen Phone (912) 667-2667

Company Name Allen Engineering Services

Address P.O. Box 1749 Rincon, GA 31326

Owner of Record* Pine Hill Group, LLC Phone (912) 348-4525

Address 122 Canal Street, Suite 108 • Pooler, GA 31322

Engineer* Allen Engineering Services Phone (912) 667-2667

Address P.O. Box 1749 • Rincon, GA 31326

Surveyor* Atlas Surveying, Inc. Phone (843) 645-9277

Address 49 Brown's Cove Road, Suite #5 • Ridgeland, SC 29936

*Information may be left blank if it is the same as indicated on the sketch plan submittal form

Total acreage subdivided 52.74 Zoning R-6 Number of Lots 40

Date of sketch plan approval 09/17/2019 Date of preliminary plan approval 12/31/2019

Map#/Parcel# to be subdivided 445-26 List all contiguous holdings in the same ownership:

Map#/Parcel# _____

Water supply City of Springfield

Sewer supply City of Springfield

Have any changes been made since this Subdivision was last before the County Commission? No

If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 4th day of November, 2021.

Stephanie Steele
Notary



Applicant
[Signature], Pine Hill, LLC
Owner

EFFINGHAM COUNTY

FINAL PLAT CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants as to what is required in preparing final plats for review by Effingham County. The Final Plat must be drawn in ink by a Georgia Registered Land Surveyor on Mylar, and four (4) paper copies must be included. The Final Plat must have all necessary signatures before consideration by the Board of Commissioners, After the Final Plat is approved, the County Clerk will record the Final Plat with Clerk of Superior Court of Effingham County.

Office Use	Applicant Use	
Project Information:		
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. Graphic scale.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Lot areas in accordance with the applicable zoning regulation or preliminary plan for planned development.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. North arrow.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Land reference point.
<input type="checkbox"/>	<input type="checkbox"/>	5. Point of beginning designated.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6. Date of preparation (under Surveyor's signature).
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	7. Name of Subdivision.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	8. Names of adjacent subdivisions and owners of adjoining parcels of land.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	9. Names and widths of adjacent streets.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	10. Names and widths of streets within subdivision. Names either match existing street names that align with proposed streets, or are not used elsewhere in Effingham County.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	11. Plat boundaries darkened.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	12. Proposed building setback lines.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	13. Location of all existing easements or other existing features.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	14. New easements required by Planning Department, County Utilities, Public Works Department, Telephone Company, etc.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	15. Lots in new subdivisions are to be numbered consecutively from one to the total number of lots.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	16. Lot lines with accurate dimensions in feet and tenths, and angles or bearings to the street when other than 90°.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	17. Express dedication statement to the public for streets, alleys, access limitations, right-of-way, parks, school sites, and other public places shown on the attached plat.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	18. Name, registration number, and seal of registered land surveyor or professional engineer (signed and dated).
<input type="checkbox"/>	<input type="checkbox"/>	19. Location of city limits and county lines, if applicable.

X	20. Location on the property to be subdivided of natural features such as streams, lakes, swamps, wetlands, and land subject to flood based on current effective FEMA Flood Insurance Rate Map (FIRM).
X	21. Digital copy of final plat geographically referenced to Georgia State Plane Coordinate System as further described on SUBMITTAL OF FINAL PLATS AND RECORD DRAWINGS.
X	22. Certificate of Approval – To be signed by County Commission chair.
X	23. Signed Certificate of Accuracy.
X	24. Signed Certificate of Ownership and Dedication – Individuals.
X	25. Signed Certificate of Ownership and Dedication – Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).
X	26. Signed Certificate by Registered Engineer that all permitted improvements were installed in accordance with approved plans, accompanied by two complete sets of as-built construction plans as record drawings.
X	27. Signed Warranty Deed conveying all streets, utilities, parks, easements, and other government uses (except ponds), in a form approved by the county attorney.
X	28. Maintenance bond, letter of credit, escrow account, or certified check, which is available to the County to cover any necessary repair of infrastructure conveyed by warranty deed for a minimum of 10% of the total construction cost of such improvements.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 4th day of November, 2020.

Stephanie Steele
Notary

Applicant
[Signature]
Owner
Pine Hill, LLC

